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Fishermead
Milton Keynes
MK6 2AS
Tel: 01908 608559

Clerk: Dominic.warner@campbell-park.gov.uk

Meeting of the
PLANNING, INFRASTRUCTURE & TRANSPORT
COMMITTEE

AGENDA

Monday 7 April 2025

6.30PM

Springfield Centre, Springfield Boulevard, Springfield

Committee Members:

Cllr V Dixon

Cllr B Greenwood (Chair)

Cllr J Hearnshaw

Cllr R McCafferty

Cllr R Golding

Cllr P Halton-Davis

Cllr K Kavarana

AGENDA

1. To receive

Apologies for Absence
Declarations of Interest
Members of the Public Present

2. Minutes of the Previous Meeting

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Committee are invited to approve the minutes of the last meeting, held on 3 March 2025, previously circulated and therefore taken as read.

3. Public Involvement – Deputations, Petitions and Questions

Members of the public may make representations in respect of the business on the agenda.

4. Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that will be considered will be published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2025/0454

Certificate of Lawfulness (existing) regarding the commencement of works in relation to planning permission ref. 06/01380/FUL
At 4 WILFORD CLOSE, WOOLSTONE, MILTON KEYNES, MK15 0HA

Deadline: n/a (Notification)

Planning Officer: Madison Graham

ii. PLN/2025/0467

Certificate of lawfulness for a proposed dormer extension to the rear elevation and rooflights to the front roof slope
at 57 ARLOTT CRESCENT, OLDBROOK, MILTON KEYNES, MK6 2RA

Deadline: n/a (Notification)

Planning Officer: Kayleigh Boulding

b. Licensing

Committee are invited to note the following licensing application/s was responded to with a response of ‘no comment’, through the delegated powers given to the Committee Clerk:

i. Street Trading Consent Boroughwide Renewal - Mr Guci Ices Ltd, R481 OSH, Ref 169557

1 ice cream van to trade Boroughwide for the following times:

Monday to Sunday 13:00 to 20:00

Please note the change to previous hours which were:

Monday to Sunday 12:00 – 21:00

- ii. **Street Trading Consent Boroughwide Renewal - Soft99whip, S99 WHP, Ref 143311**
1 ice cream van to trade Boroughwide for the following times:
Monday to Sunday 15:00 to 20:00
- iii. **Street Trading Consent Boroughwide Renewal - MK Ices - KN58 UEP**
Renewal and Change of Vehicle from SV64 WSJ To KN58 UEP
1 ice cream van to trade Boroughwide for the following times:
Monday to Sunday 14:00 to 21:00
- iv. **Street Trading Consent Boroughwide Renewal - Pecorella Whip, Reg FJ72 WHP Ref 143302**
1 ice cream van to trade Boroughwide for the following times:
Monday to Sunday 15:00 to 21:00

c. Update on Past Consultations

Permitted:

- i. PLN/2024/2570 - DAVID LLOYD, LIVINGSTONE DRIVE, NEWLANDS, MILTON KEYNES, MK15 0DL
- ii. PLN/2025/0105 - 44 PATTISON LANE, WOOLSTONE, MILTON KEYNES, MK15 0AY
- iii. PLN/2024/2493 - Verge at Duckworth Court, Oldbrook Boulevard, Oldbrook , Milton Keynes

Refused:

- iv. PLN/2025/0179 - 11 PENRYN AVENUE, FISHERMEAD, MILTON KEYNES, MK6 2BP
- v. PLN/2025/0181 - 62 POLRUAN PLACE, FISHERMEAD, MILTON KEYNES, MK6 2EA

d. Appeals

None

e. Planning Enforcement

Committee is invited to receive any reports relating to Planning Enforcement.

5. General Consultations

i. Proposal to remove BT Payphone

Committee are invited to consider a consultation from BT regarding the removal of a payphone in our area – “JNC SPRINGFIELD BLVD PHONECARD PCO 1 RAVENSBOURNE PLACE SPRINGFIELD MILTON KEYNES” (outside One Stop on the corner of Springfield Boulevard and Ravensbourne Place). MKCC are collating comments and will respond to BT.

ii. Proposed Grand Union Canal Transfer

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The Applicant for the Proposed Development intends to make an application for Development Consent under the Planning Act 2008. The Applicant has sought a Scoping Opinion from the Planning Inspectorate, on behalf of the Secretary of State, as to the scope and level of detail of the information to be provided within the Environmental Statement that will accompany its future application.

The Planning Inspectorate has identified CPCC as a consultation body to inform the Scoping Opinion and is therefore inviting comments by **28 April 2025**. The deadline is a statutory requirement that cannot be extended.

6. Committee Terms of Reference Review

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Committee is invited to review its Terms of Reference prior to the Annual Meeting of Council in May. Amendments will be considered at the Annual Meeting.

7. Date of Next Meeting

Tuesday 6 May 2025 at 6:30pm.

Any consultations received, that require a response before the next meeting, will be considered by Council on 15 April 2025.

T Jones

Committee Clerk

2 April 2025

The minutes of the Planning, Infrastructure & Transport Committee of

Campbell Park Community Council held on

Monday 3 March 2025

at the Springfield Centre, Springfield Boulevard, Springfield

commencing at 6.30pm

This meeting was open to the Public

Members Present

Cllr V Dixon

Cllr B Greenwood (Chair)

Cllr K Kavarana

Cllr R Golding

Cllr R McCafferty

In attendance

D Warner, Clerk to Council

79/24

Apologies for Absence

Cllr P Halton-Davis - unwell

Cllr J Hearnshaw – personal commitment

80/24

Declarations of Interest

None

81/24

Members of the Public Present

One member of the public

82/24

Minutes of the Previous Meeting

The minutes of the meeting, having been previously circulated, were approved as a correct record and signed by the Chair.

83/24

Public Involvement – Deputations, Petitions and Questions

None

84/24 Consultations – including any applications or consultations received after the publication of the Agenda that must be considered before the date of the next meeting. Any additional items that were considered were published on the day of the meeting on the Campbell Park Community Council website.

a. Planning Applications

i. PLN/2024/2765

The erection of a single storey rear extension with rooflights and interior alterations
At 89 OLDBROOK BOULEVARD, OLDBROOK, MILTON KEYNES, MK6 2RQ

Deadline: 19/03/2025 Planning Officer: Yu Ling Wong

Committee resolved to raise concern about the potential over development and lack of garden/amenity space and request that these factors are taken into consideration when the application is considered and determined.

ii. PLN/2025/0212

The erection of part single and part two storey rear extension. Erection of single storey front / side extension. New windows to side elevation
At 27 WARDLE PLACE, OLDBROOK, MILTON KEYNES, MK6 2XS

Deadline: 20/03/2025 Planning Officer: Yu Ling Wong

Committee resolved to make no comment.

iii. PLN/2025/0349

Proposed erection of a rear conservatory
At 5 EYNHAM COURT, WOOLSTONE, MILTON KEYNES, MK15 0BY

Deadline: 21/03/2025 Planning Officer: Madison Graham

Committee resolved to make no comment.

iv. PLN/2025/0362

Approval of details required by condition 14 (tree planting and tree pits) of permission ref. 23/01961/FUL
At Charlestown House, Snowdon Drive, Winterhill, Milton Keynes, MK6 1BU

Deadline: 11/03/2025 Planning Officer: Sonia James

Committee resolved to note the proposal.

The following consultation/s were tabled having been received after the publication of the agenda but requiring a decision before the next meeting.

v. **PLN/2025/0373**

Proposed erection of a two-storey side extension, conversion of garage, single storey front, rear and side extension

At 80 CENTURY AVENUE, OLDBROOK, MILTON KEYNES, MK6 2UH

Comments by (31/03/2025) Planning Officer: Sonia James

Committee resolved to object to the proposal on the basis that this would be overdevelopment of the site having a negative impact on the neighbouring property and resulting in inadequate garden/amenity space remaining.

b. **Licensing**

None

c. **Update on Past Consultations**

Committee noted the outcome of the following applications:

Permitted:

- i. PLN/2024/2159 - CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU
- ii. PLN/2024/2397 - Lidl and Units 1-6, Oldbrook Boulevard, Oldbrook, MK6 2YA
- iii. PLN/2024/2680 - WOOLSTONE CHURCH COMMUNITY CENTRE, MILL LANE, WOOLSTONE, MK15 0AJ
- iv. 24/01920/CLUE - 43 Mullion Place, Fishermead, MK6 2DN
- v. PLN/2024/2272 - 23 TRUEMAN PLACE, OLDBROOK, MK6 2HR
- vi. 24/02032/FUL - 33 Polruan Place, Fishermead, MK6 2ED
- vii. PLN/2024/2108 – CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU
- viii. PLN/2024/2577 - 3 SOUTHFIELD CLOSE, WILLEN, MK15 9LL
- ix. 24/02000/CLUE - 191 Oldbrook Boulevard, Oldbrook, MK6 2QB
- x. PLN/2024/2621 - Land at Campbell Park, Overgate, Milton Keynes

Refused:

- xi. PLN/2024/2293 - 2 CARTERET CLOSE, WILLEN, MK15 9LD
- xii. PLN/2024/2109 - CHARLESTOWN HOUSE, SNOWDON DRIVE, WINTERHILL, MK6 1BU

Prior Approval not Required:

- xiii. PLN/2025/0084 - 39 RAVENSBOURNE PLACE, SPRINGFIELD, MK6 3HL

d. **Appeals**

Committee noted the following appeals in progress.

i. **68 Dexter Avenue, Oldbrook, MILTON KEYNES, MK6 2QH**

An appeal has been made to the Secretary of State against an enforcement notice issued by Milton Keynes City Council (MKCC).

Alleged Breach: Without planning permission, the unauthorised change of use from a private dwelling house (Use Class C3) to a short-term commercial let/Airbnb (Sui Generis) ('the Unauthorised Change of Use').

All representations must be received by The Planning Inspectorate by 18th March 2025

The appeal documents are available to view on the MK City Council planning register at www.milton-keynes.gov.uk/planning-register using the bespoke MKCC appeal reference AP-3698

ii. **22 Christian Court, Willen, Milton Keynes, MK15 9HX Application ref. 24/01710/HOU**

Demolition of existing garage, erection of two storey side extension, and alterations to front and rear elevations to include raised ridge height and alterations to the roof of the dwelling

Appeal ref. APP/3361280

An appeal has been lodged with the Planning Inspectorate in respect of the above application and the decision of the Council to refuse permission. The appellant's appeal form and grounds of appeal have been published on the MKCC online portal.

e. **Planning Enforcement**

Committee received reports relating to Planning Enforcement.

85/24 General Consultations

None

86/24 Date of Next Meeting

Monday 7 April 2025 at 6:30pm.

Any consultations received, that require a response before the next meeting, will be considered by Council on 18 March 2025.



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: GUCtransfer@
planninginspectorate.gov.uk

Your Ref:

Our Ref: WA0210001

Date: 31 March 2025

Dear Sir/ Madam

Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations) – Regulations 10 and 11

Application by Affinity Water and Severn Trent (the applicants) for an Order granting Development Consent for the Grand Union Canal Transfer project (the proposed development)

Scoping consultation and notification of the applicant's contact details and duty to make available information to the applicant if requested

The proposed development is a Nationally Significant Infrastructure Project (NSIP), as defined in the Planning Act 2008 (as amended). A summary of the NSIP planning process can be found at the following link:

[‘Nationally Significant Infrastructure Projects: The stages of the NSIP process and how you can have your say’](#).

The proposed development is currently in the pre-application stage.

Environmental Statement (ES) and the scoping process

To meet the requirements of The EIA Regulations, applicants are required to submit an ES with an application for an order granting development consent for any NSIP likely to have a significant effect on the environment. An ES will set out the potential impacts and likely significant effects of the proposed development on the environment. Schedule 4 of The EIA Regulations sets out the general information for inclusion within an ES.

The applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its written opinion (a Scoping Opinion) as to the scope, and level of detail, of the information to be provided in the ES relating to the proposed development. The applicant has set out its proposed

scope of the ES in its Scoping Report which is published on the 'Find a National Infrastructure Project' website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/WA0210001>

The Scoping Report has been submitted in 13 parts as follows:

- EIA Scoping Report Volume 1 Main Report
- EIA Scoping Report Volume 2 Figures – Parts 1 to 11
- EIA Scoping Report Volume 3 Appendices

Before adopting a Scoping Opinion, the Planning Inspectorate must consult the relevant 'consultation bodies' defined in The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (as amended).

The Planning Inspectorate has identified you as a consultation body which must be consulted before adopting its Scoping Opinion. The Planning Inspectorate would be grateful if you would:

- inform the Planning Inspectorate of the information you consider should be provided in the ES, or
- confirm that you do not have any comments

If you consider that you are not a consultation body as defined in The EIA Regulations please let us know.

The deadline for consultation responses is **28 April 2025**. The deadline is a statutory requirement and cannot be extended. Any consultation response received after this date will not be included within the Scoping Opinion but will be forwarded to the applicant for information and published on our website as a late response.

The Planning Inspectorate on behalf of the SoS is entitled to assume under regulation 10(11) of The EIA Regulations that you do not have any comments to make on the information to be provided in the ES, if you have not responded to this letter by the deadline above.

To support the smooth facilitation of our service, we strongly advise that any responses are issued via the email identified below rather than by post. Responses to the Planning Inspectorate should be sent by email to **GUCtransfer@planninginspectorate.gov.uk**.

Please note that your response will be appended to the Scoping Opinion and published on our website consistent with our openness policy.

Please also note that this consultation relates solely to the ES scoping process. Further opportunities for you to engage with and provide views on the project more generally, will arise through the applicant's own consultation. Applicants have a duty to undertake statutory consultation and are required to have regard to all responses to their statutory consultation.

Scoping Opinion

The Planning Inspectorate (on behalf of the Secretary of State) must adopt a Scoping Opinion within 42 days of receiving a scoping request. The Scoping Opinion will be published on the relevant project page of the 'Find a National Infrastructure Project' website at the end of the statutory period, or before if applicable.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

The applicant must have regard to comments made within the Scoping Opinion and the ES submitted with the future application must be based on the most recently adopted Scoping Opinion.

Applicant's name and address

As the Planning Inspectorate has been notified by the applicant that it intends to prepare an ES, we are also informing you of the applicant's name and address:

Affinity Water and Severn Trent
C/o Affinity Water
The Hub
Hamblin Way
Hatfield
Hertfordshire
AL10 9EZ
DCO@guctransfer.co.uk

Regulation 11(3) duty

You should also be aware of your duty under regulation 11(3) of The EIA Regulations, if so requested by the applicant, to make available information in your possession which is considered relevant to the preparation of the ES.

Spatial data

The applicant has provided the Planning Inspectorate with spatial data for the purpose of facilitating the identification of consultation bodies to inform a Scoping Opinion (as set out in our Advice Page 'Nationally Significant Infrastructure Projects - Advice Note Seven: Environmental Impact Assessment: process, preliminary environmental information and environmental statements', available on the gov.uk website). Requests by consultation bodies to obtain and/or use the spatial data to inform its consultation response should be made directly to the applicant using the contact details above.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

Karen Wilkinson

Karen Wilkinson
Senior EIA Advisor
on behalf of the Secretary of State

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

TERMS OF REFERENCE

PLANNING, INFRASTRUCTURE & TRANSPORT COMMITTEE

May 2024

General Purpose: The Planning, Infrastructure & Transport Committee (PIT) under approved delegated powers of Council, oversees all actions by Community Council Members and/or Officers within the Planning remit and, in particular

Development Control

1. To comment on behalf of Campbell Park Community Council on applications for planning permission for sites within the parish or on those outside the Parish but with an effect on the Parish
 - 1a Following a resolution to object to a planning application a member of the Committee will attend Development Control Panel meetings/Development Control Committee to speak against the application.
 - 1b The Committee will follow up all major applications where conditions have been imposed
2. To make requests to MKCC for the enforcement of planning legislation within the parish.

Strategic Planning

3. To comment on and make proposals on behalf of Campbell Park Community Council concerning strategic and subject plans at Milton Keynes City Council, Milton Keynes Partnership, sub-regional, regional and national level

Policy

4. To comment on and make proposals on behalf of Campbell Park Community Council on policies and other plans, relating to planning, infrastructure, transport and licensing including those from Milton Keynes Strategic Partnership and Milton Keynes City Council.

Highways, Transport and Infrastructure

5. To comment on proposals on behalf of Campbell Park Community Council relating to transport issues, (both public and private)
6. To make representations on behalf of Campbell Park Community Council on issues

related to highways and transport (public and private)

7. To be responsible for transport matters concerning existing roads, pathways and/or redways and public transport services
8. To comment on behalf of Campbell Park Community Council on proposals relating to Infrastructure issues.
9. To comment on proposals on behalf of Campbell Park Community Council relating to traffic management.

Licensing

10. To make representations on behalf of Campbell Park Community Council on applications to grant and or vary licenses for licensed premises and/or events within or adjacent to the Parish.

Neighbourhood Development Plan

11. To develop, maintain and deliver a neighbourhood development plan for the Parish

General

12. To develop and recommend to Council policies relating to the areas of the committee's responsibility.
13. To make representations to Council relating to the implementation of the Parish Plan and to monitor implementation of that Plan".
14. To review annually the Terms of Reference prior to the Annual Meeting of Council
15. To prepare, every year in September, a draft budget covering all Planning expenditure, for submission to the Finance, Administration & Policy Committee, and thence to Council.
16. All members of the Planning, Infrastructure & Transport Committee must attend Milton Keynes City Council planning training within 6 months of their nomination to the Committee.
17. To be responsible for licensing and planning issues relating to Houses in Multiple Occupancy.
18. To work with partners to address the implications to the community of Houses in Multiple Occupation (HiMOs).